

**CITY OF PORT WASHINGTON, WISCONSIN  
ORDINANCE NO. 2018-13**

**AN ORDINANCE REZONING LAND WITHIN THE CITY OF PORT WASHINGTON  
AND AMENDING THE OFFICIAL ZONING MAP**

**WHEREAS**, NPV Villas I, LLC, a Wisconsin limited liability company, the owner of those certain lands known as The Reserve At High Bluff subdivision, depicted as Lots 1 - 30, inclusive, and more particularly described on the map dated March 21, 2018 attached hereto as Exhibit A, has requested rezoning of said lands from the RM-2 Multiple Family (Garden Apt. & Town-houses) zoning district to the RS-3 Single Family Detached Residence zoning district; and

**WHEREAS**, the Plan Commission has reviewed all standards required to be considered by the Zoning Ordinance of the City of Port Washington and has recommended that said property be rezoned by the Common Council; and

**WHEREAS**, all notices of said rezoning request and public hearing thereon have been given as required by said Zoning Ordinance and sec. 62.23(7)(d), Stats., and such public hearing was held before the Common Council on May 15, 2018; and

**WHEREAS**, the Common Council has determined that the rezoning of said land will promote the public health, safety and general welfare of the community, and has directed that the zoning districts and Official Zoning Map of the City of Port Washington be amended to reflect the above-described zoning changes,

**NOW, THEREFORE**, the Common Council of the City of Port Washington, Wisconsin, do ordain as follows:

**Section 1.** Those certain lands located in The Reserve At High Bluff subdivision, depicted as Lots 1 - 30, inclusive, and more particularly described on the map dated March 21, 2018 attached hereto and incorporated by reference herein as Exhibit A, are hereby rezoned from RM-2 Multiple Family (Garden Apt. & Townhouses) zoning district to RS-3 Single Family Detached Residence zoning district.

**Section 2.** Pursuant to Sections 20.05.010, et seq., 20.21.060 and 20.23.000 of the Zoning Ordinance of the City of Port Washington, the Official Zoning Map shall be amended at such time as all plans for the development have been approved, mapped and recorded as required by said Zoning Ordinance.

**Section 3.** This Ordinance shall become effective upon passage and publication.

Passed and approved this 15<sup>th</sup> day of May, 2018.

  
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Martin T. Becker, Mayor

ATTEST:

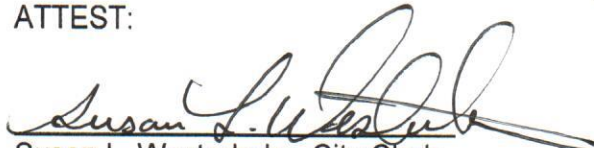
  
\_\_\_\_\_  
Susan L. Westerbeke, City Clerk

EXHIBIT A  
MAP OF REZONED LAND

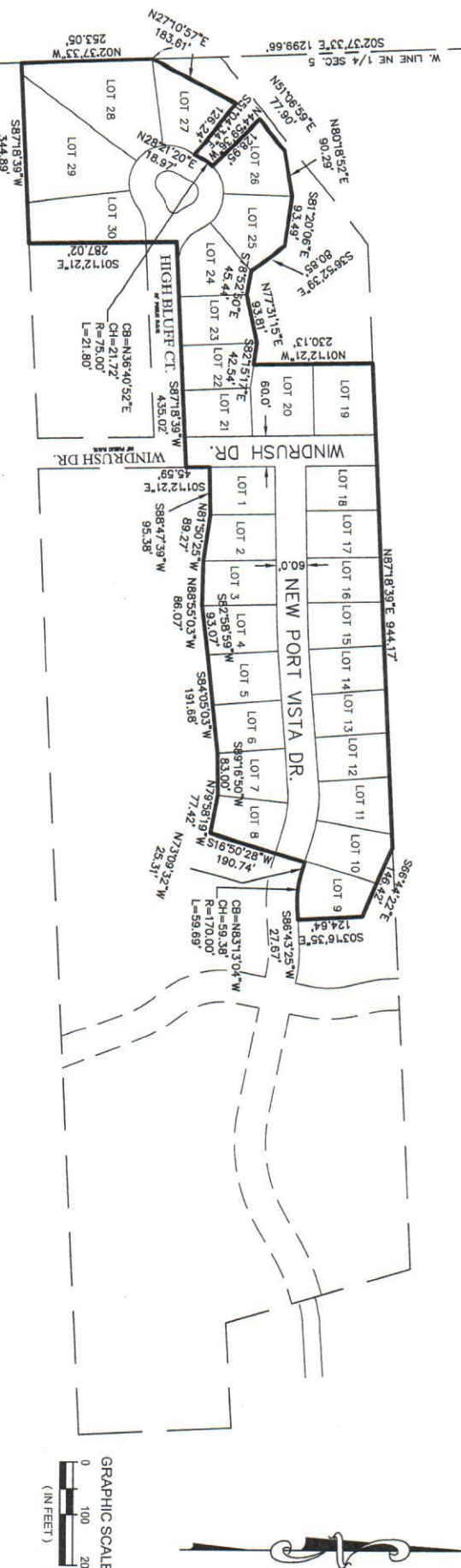
NW COR. OF  
NE 1/4 OF  
SEC. 5-10-22

March 21, 2018

**THE RESERVE AT HIGH BLUFF**  
SINGLE FAMILY ZONING RS-3  
Fiduciary Real Estate Development, Inc.

Drawing No. 167403-RMK

EXHIBIT **A**



GRAPHIC SCALE  
0 100 200  
(IN FEET)

Part of Lot 1 of Certified Survey Map No. 3781, being a part of the Northeast 1/4 and Northeast 1/4 of the Northeast 1/4 of Section 5, Town 10 North, Range 22 East, in the City of Port Washington, Ozaukee County, Wisconsin,

bounded and described as follows:

Commencing at the Northwest corner of said 1/4 Section, thence South 02°37'33" East along the West line of said 1/4 Section a distance of 1299.66 feet to the point of beginning of lands to be described; thence North 27°10'57" East 183.61 feet to a point; thence South 51°04'34" East 126.24 feet to a point; thence North 28°21'20" East 18.97 feet to a point; thence Northeastly 21.80 feet along an arc of a curve whose center lies to the Southeast, whose radius is radius of 75.00 feet, and whose chord bears North 36°40'52" East 21.72 feet to a point; thence North 44°59'36" West 128.95 feet to a point; thence North 51°06'59" East 77.90 feet to a point; thence North 80°18'52" East 90.29 feet to a point; thence South 81°20'06" East 93.49 feet to a point; thence South 36°52'39" East 80.85 feet to a point; thence South 78°52'50" East 45.44 feet to a point; thence North 77°31'15" East 93.81 feet to a point; thence North 87°18'39" East 944.17 feet to a point; thence North 01°12'21" West 230.13 feet to a point; thence North 03°16'35" East 124.64 feet to a point; thence South 86°43'29" West 27.67 feet to a point; thence Northwestly 59.69 feet along an arc of a curve, whose center lies the Northeast, whose radius is 170.00 feet and whose chord bears North 83°13'04" West 59.38 feet to a point; thence North 73°09'32" West 25.31 feet to a point; thence South 16°50'28" West 190.74 feet to a point; thence North 79°58'19" West 77.42 feet to a point; thence South 89°16'50" West 83.00 feet to a point; thence South 84°05'03" West 191.68 feet to a point; thence South 82°58'59" West 93.07 feet to a point; thence North 88°55'03" West 86.07 feet to a point; thence North 81°50'25" West 89.27 feet to a point; thence South 88°47'39" West 95.38 feet to a point; thence South 01°12'21" East 45.59 feet to a point; thence South 87°18'39" West 435.02 feet to a point; thence South 01°12'21" East 287.02 feet to a point; thence South 87°18'39" West 344.89 feet to a point; thence North 02°37'33" West 253.05 feet to the point of beginning.

**RS-3 Zoning Requirements:**

- Minimum Lot Size - 10,000 square feet
- Minimum Average Width - 65 feet
- Minimum Setback - 25 feet
- Minimum One Side Setback - 6 feet
- Offset Other Side - 10 feet
- Maximum Floor Area Ratio - 30 percent

**SINGLE FAMILY SITE DATA (Lot 4):**

- Total Area - 12.2119 acres
- Proposed Zoning - RS-3
- Total Number of Lots - 30 Lots
- Total Open Space (Including Easements) - 3.623 acres
- Average Lot Size - 13,898 square feet
- Total Street Length - 1,700 linear feet

